

TARGHEE, INC.

ENVIRONMENTAL CONSULTING

April 15, 2005

Mr. Carl Duarte
Circe Properties, LLC
18516 Pioneer Boulevard, Suite 201
Artesia, California 90701

Re: Quarterly Groundwater Monitoring Report
March 2005
18529 Pioneer Boulevard
Artesia, California 90701
File No. R-40362

Dear Mr. Duarte:

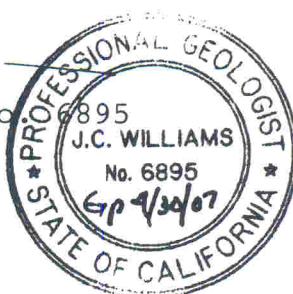
Targhee, Incorporated is pleased to provide you with the following Quarterly Groundwater Monitoring Report - December 2004.

Targhee appreciates this opportunity to be of service and looks forward to working with you again.

Sincerely,

Debra Bechtold
Registered Environmental Assessor II
No. 20172

J.C. Williams
CA Professional Geologist No.



enclosure

cc: Mr. Noman Chowdhury
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

QUARTERLY GROUNDWATER MONITORING REPORT
MARCH 2005

FORMER GASOLINE SERVICE STATION
18529 Pioneer Boulevard
Artesia, California 90701
File No. R-40362

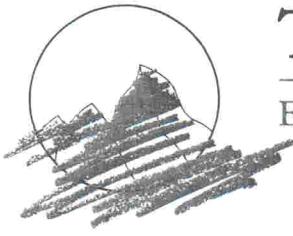
April 18, 2005

Submitted by:

Targhee, Incorporated
110 Pine Avenue, Suite 925
Long Beach, California 90802
(562) 435-8080
www.targheeinc.com

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
SITE INFORMATION	1
BACKGROUND	1
GROUNDWATER SAMPLING	1
HYDROGEOLOGY	2
GROUNDWATER ANALYTICAL RESULTS	3
WASTE DISPOSAL	4
DISCUSSION OF RESULTS	5
CONCLUSIONS AND RECOMMENDATIONS	5
<hr/>	
Site Plot Plan	Attachment A
Well Sampling Data Logs	Attachment B
Groundwater Conditions	Attachment C
Groundwater Laboratory Analysis	Attachment D
Non-Hazardous Waste Manifests	Attachment E



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

QUARTERLY GROUNDWATER MONITORING REPORT MARCH 2005

18529 Pioneer Boulevard
Artesia, California 90701
File No. R-40362

INTRODUCTION

This report details Targhee, Incorporated's activities and findings with respect to the property located at 18529 Pioneer Boulevard, Artesia, California 90701 (Attachment A - Site Plot Plan). The work was performed pursuant to your correspondence dated February 25, 2004.

SITE INFORMATION

The southeast corner of this property was formerly occupied by a gasoline service station. The subject site, in conjunction with adjacent properties, is currently being redeveloped as a multi-story retail center.

BACKGROUND

Targhee conducted a soil and groundwater investigation in July 2003 following the discovery and removal of petroleum hydrocarbon-impacted soil in the vicinity of a former dispenser island near the southeast corner of the subject site. The results of this investigation were provided to the California Regional Water Quality Board, Los Angeles Region ("CRWQCB") in Targhee's Underground Storage Tank Investigation Report for the Former Gasoline Service Station at 18529 Pioneer Boulevard, Artesia, California 90701, dated July 30, 2003. Please refer to this report for additional background information.

GROUNDWATER SAMPLING

Groundwater samples were obtained from each of the three wells on March 9, 2005. During the purging of each well, measurements of pH, temperature, conductance and turbidity were obtained. Copies of the well sampling data logs are provided as Attachment B.

Once the measurements stabilized to within 10% of the previous readings over a groundwater withdrawal period of three-to-five well volumes, the groundwater samples were collected. Each groundwater sample was obtained using a dedicated disposable PVC bailer. The

GROUNDWATER MONITORING REPORT-MARCH 2005

18529 Pioneer Boulevard
Artesia, California 90701
April 18, 2005
Page 2

groundwater samples were collected into new sample containers appropriate for the analytical methods requested. The samples were immediately transferred to an iced cooler. Standard sample handling procedures and chain-of-custody documentation were maintained on all groundwater samples.

HYDROGEOLOGY

The subsurface soils at the site were determined from the July 2003 investigation and the current groundwater investigation. Three lithologic units can be characterized within the uppermost 27 feet of the subsurface, and they are described below.

The uppermost unit consists of a somewhat variable mixture of sand, sand with silt, and silty sand horizons. The unit appears to be generally massive, and bedding structures are vague. This unit extends to a depth of about 12 to 17 feet bgs. The sands are brown to olive brown in color above the groundwater table, and change to dark gray to dark grayish brown below the groundwater table.

The uppermost sand unit grades downward into a silty sand unit. This unit is characterized by a dark grayish brown to dark olive brown silty sand containing as much as 40% fine silt and clay. This unit extends from beneath the sand unit to a depth of about 23 feet bgs. The silty sand, which is present below the groundwater table, does not appear to be strongly impacted by hydrocarbons.

An olive brown silty clay underlies the silty sand unit at a depth of about 23 feet bgs. This unit extends to a known depth of about 27 feet bgs at the site. The silty clay appears to act as a confining layer at the base of the groundwater table at the site. In summary, the groundwater zone is about 14 feet in thickness and appears to be perched on a silty clay which is present at about 23 feet bgs and acts as a confining layer to the downward movement of groundwater to the major aquifers underlying the clay.

The monitoring well casing elevations in feet above mean sea level ("msl") for wells MW1 through MW3 are listed below.

<u>Well No.</u>	<u>Casing Elevation</u>	<u>Depth to Groundwater</u>	<u>Groundwater Elevation</u>
MW1	52.09'	6.13	45.96
MW2	52.99'	6.84	45.25
MW3	51.44'	6.80	44.64

GROUNDWATER MONITORING REPORT-MARCH 2005

18529 Pioneer Boulevard
Artesia, California 90701
April 18, 2005
Page 3

Based on the survey data, the groundwater is flowing northwest and west at a gradient of 0.22 and 0.16 feet/foot along the east and west property boundaries, respectively (Attachment C - Groundwater Conditions).

GROUNDWATER ANALYTICAL RESULTS

The groundwater samples collected on March 9, 2005 were analyzed for Total Volatile Petroleum Hydrocarbons ("TVPH") using EPA Method 8015m for gasoline; and Volatile Organic Compounds ("VOCs") including Benzene, Toluene, Ethylbenzene, Xylenes ("BTEX") and Methyl Tertiary Butyl Ether ("MTBE") with other oxygenates using EPA Method 8260B. The groundwater samples were also analyzed for the natural attenuation parameters of oxidation reduction potential, nitrate, sulfate, ferrous iron, carbon dioxide, methane and dissolved oxygen. The results of the groundwater sample analysis are provided below. None detectable concentrations are identified as "ND".

**Groundwater Sample Results
($\mu\text{g}/\text{L}$)**

Well No.	Date	TVPH	B/T/E/X	MTBE
MW1	05/26/04	ND	ND/ND/ND/ND	ND
	09/08/04	ND	ND/ND/ND/ND	ND
	12/06/04	ND	ND/ND/ND/ND	ND
	03/09/05	ND	ND/ND/ND/ND	ND
MW2	05/26/04	ND	ND/ND/ND/ND	ND
	09/08/04	ND	ND/ND/ND/ND	ND
	12/06/04	ND	ND/ND/ND/ND	ND
	03/09/05	ND	ND/ND/ND/ND	ND
MW3	05/26/04	530	ND/ND/ND/116	ND
	09/08/04	11,500	32/ND/ND/2,350	ND
	12/06/04	75	1.6/ND/ND/ND	ND
	03/09/05	ND	ND/ND/ND/ND	ND

Monitoring well MW1 contained 1,1-dichloroethene at a concentration of 2.6 $\mu\text{g}/\text{L}$.

GROUNDWATER MONITORING REPORT-MARCH 2005

18529 Pioneer Boulevard
 Artesia, California 90701
 April 18, 2005
 Page 4

Natural Attenuation Parameter Results

Well No./Date	ORP	DO	N	S	pH	Fe	CH ₄	CO ₂
MW1								
05/26/04	-65	1.83	19.8	493	7.29	ND	ND	21,700
09/08/04	-80.1	1.50	24.7	458	7.12	ND	ND	17,600
12/06/04	4.60	1.92	19.4	587	6.75	ND	ND	18,100
03/09/05	46.7	1.53	16.3	551	6.67	ND	ND	24,000
MW2								
05/26/04	-85.6	1.54	26.6	265	7.31	ND	ND	28,100
09/08/04	-102	1.45	29	293	7.19	ND	ND	21,900
12/06/04	9.10	1.72	22.7	335	6.70	ND	ND	16,600
03/09/05	56.7	1.45	25.5	361	6.67	ND	ND	15,700
MW3								
05/26/04	-93.1	1.09	14.4	221	7.23	ND	2.74	33,300
09/08/04	-110	0.92	6.02	127	6.95	1.27	7.84	61,000
12/06/04	7.20	1.39	15.1	311	6.81	ND	ND	15,200
03/09/05	58.5	1.52	25.8	336	6.67	ND	ND	15,700

ORP Oxidation Redox Potential, EPA Method SM2580B (mv)

DO Dissolved Oxygen, EPA Method 360.1 (mg/l)

N Nitrate, EPA Method 352.1 (mg/l)

S Sulfate, EPA Method 375.4 (mg/l)

Fe Ferrous Iron, EPA Method SM3500-FE-D (mg/l)

CH₄ Methane, EPA Method RSKSOP-175 (µg/L)

CO₂ Carbon Dioxide, EPA Method RSKOP-175 (µg/L)

American Scientific Laboratories, California DHS ELAP #2200, performed the soil and groundwater analyses. The laboratory analytical reports are included as Attachment D.

WASTE DISPOSAL

Purge water was placed in a 55-gallon drum and transported by General Environmental Management of El Monte, California to K-Pure, 8910 Rochester Avenue, Rancho Cucamonga, California 91730 for recycling. The appropriate non-hazardous waste manifest was completed and is included as Attachment E.

GROUNDWATER MONITORING REPORT-MARCH 2005

18529 Pioneer Boulevard
Artesia, California 90701
April 18, 2005
Page 5

DISCUSSION OF RESULTS

The minor concentrations of TVPH and benzene previously identified in well MW3 located in the suspected source area have decreased to non-detectable concentrations. Contaminants are not present in the cross-gradient and downgradient wells.

Other contaminants of concern (*i.e.*, BTEX, MTBE and other oxygenates) are not present in any of the monitoring wells.

All groundwater samples were analyzed for natural attenuation parameters. The elevated concentration of carbon dioxide indicates aerobic degradation and evidence of natural attenuation. The increase in oxidation reduction potential, from negative to positive, and the absence of contaminants confirm that the degradation process is complete.

CONCLUSIONS AND RECOMMENDATIONS

On March 9, 2005, Targhee conducted quarterly groundwater monitoring at the former gasoline service station property addressed as 18529 Pioneer Boulevard, Artesia, California.

The groundwater samples were analyzed for TVPH, BTEX, and MTBE and other oxygenates. No detectable concentrations of these analytes were identified in the groundwater samples collected.

Based on the results of this investigation, Targhee recommends additional groundwater monitoring be conducted to confirm these results. No additional soil borings or monitoring wells are recommended.

ATTACHMENT A

**18521 Pioneer Boulevard
Building Demolished May 2004**

MW2



Pioneer Boulevard

Parking Lot

18529 Pioneer

Planter

MW3



Sidewalk

MW1



**18523/18529 Pioneer Boulevard
Building Demolished May 2004**

186th Street

SYMBOLS

MW1

Monitoring Well Location

Approx. Location of Former
USTs and Dispenser Island



Excavation area

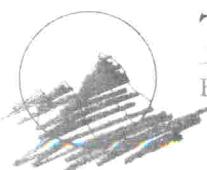


Planter

0 20



SITE PLOT PLAN



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426
(562) 435-8080 FAX (562) 590-8795

**FORMER GASOLINE SERVICE STATION
(NWC of Pioneer and 186th Street at the Sidewalk)
18529 PIONEER BOULEVARD, ARTESIA, CA 90701**

ATTACHMENT A

APRIL 18, 2005

ATTACHMENT B

WELL SAMPLING DATA LOG

PROJECT: 18529 Pioneer
Antioch, CA

DATE: 3/9/05 WELL NO: MW1 SAMPLER: CF

WELL DATA:

Total Depth: 23.4

Date/Time Measured:

Depth to Water: 6.13

Date/Time Measured: 7:10am

Volume of Water in Well: 3. 19' feet, 3.42 gallons/vol

WELL PURGING DATA:

Purging Method:

Volume of Water Purged: 18 gal

Time Started:

Time Completed:

Parameters:

	Initial Reading	First Volume	Second Volume	Third Volume	Fourth Volume	Fifth Volume
Time	8:00	803	807	811	815	819
Temperature	68.7	71.7	73.0	73.8	73.7	73.7
Conductivity	2.83	2.83	2.87	2.88	2.88	2.87
pH	6.82	6.70	6.69	6.68	6.69	6.67
Turbidity			9.51		3.7	

Equipment Used:

SAMPLE COLLECTION DATA:

Sample Containers: 6 Vots

Time: 8:25

Analyses Performed: 1 L Amber

500 ml Poly

Water Quality:

Good

WELL SAMPLING DATA LOG

PROJECT: 18529 Pioneer Blvd
Antesau, CA

DATE: 3/9/05 WELL NO.: MW-2 SAMPLER: CFL

WELL DATA:

Total Depth: 24 Date/Time Measured: 3/9/05

Depth to Water: 6.84 Date/Time Measured: 7:12am

Volume of Water in Well: 18 feet, 3.42 gallons/l

WELL PURGING DATA:

Purging Method: Volume of Water Purged: 18 gal

Time Started: Time Completed:

Parameters:

	Initial Reading	First Volume	Second Volume	Third Volume	Fourth Volume	Fifth Volume
Time	845	848	852	856	900	905
Temperature	68.5	71.0	72.1	73.2	73.1	73.5
Conductivity	1.89	1.87	1.88	1.87	1.88	1.87
pH	6.80	6.70	6.69	6.68	6.68	6.67
Turbidity			50.5			11.3

Equipment Used:

SAMPLE COLLECTION DATA:

Sample Containers: 6 vials Time: 920

Analyses Performed: 1 L Amber

1 - 500ml Poly

Water Quality: 1 - 500ml Poly

Minor to Start

PTB:

WELL SAMPLING DATA LOG

After Sampling

PROJECT: 18529 Pioneer Blvd
Antioch, CA

MW-3 lowered
1.34' 3/9/05

DATE: 3/9/05 WELL NO: MW-3

SAMPLER: CFl

WELL DATA:

Total Depth: 24

Date/Time Measured: 3/9/05

Depth to Water: 6.80'

Date/Time Measured: 7:15 am

Volume of Water in Well:

18 feet, 342 gallons / well

WELL PURGING DATA:

Purging Method:

Volume of Water Purged: 18 gal

Time Started:

Time Completed:

Parameters:

	Initial Reading	First Volume	Second Volume	Third Volume	Fourth Volume	Fifth Volume
Time	930	938	938	942	947	952
Temperature	70.5	72.2	73.0	74.3	74.1	74.3
Conductivity	1.75	1.78	1.79	1.79	1.78	1.79
pH	6.65	6.67	6.68	6.67	6.67	6.68
Turbidity						3.28

Equipment Used:

SAMPLE COLLECTION DATA:

Sample Containers: 6 vials

Time:

1000

Analyses Performed: 1-L Amber

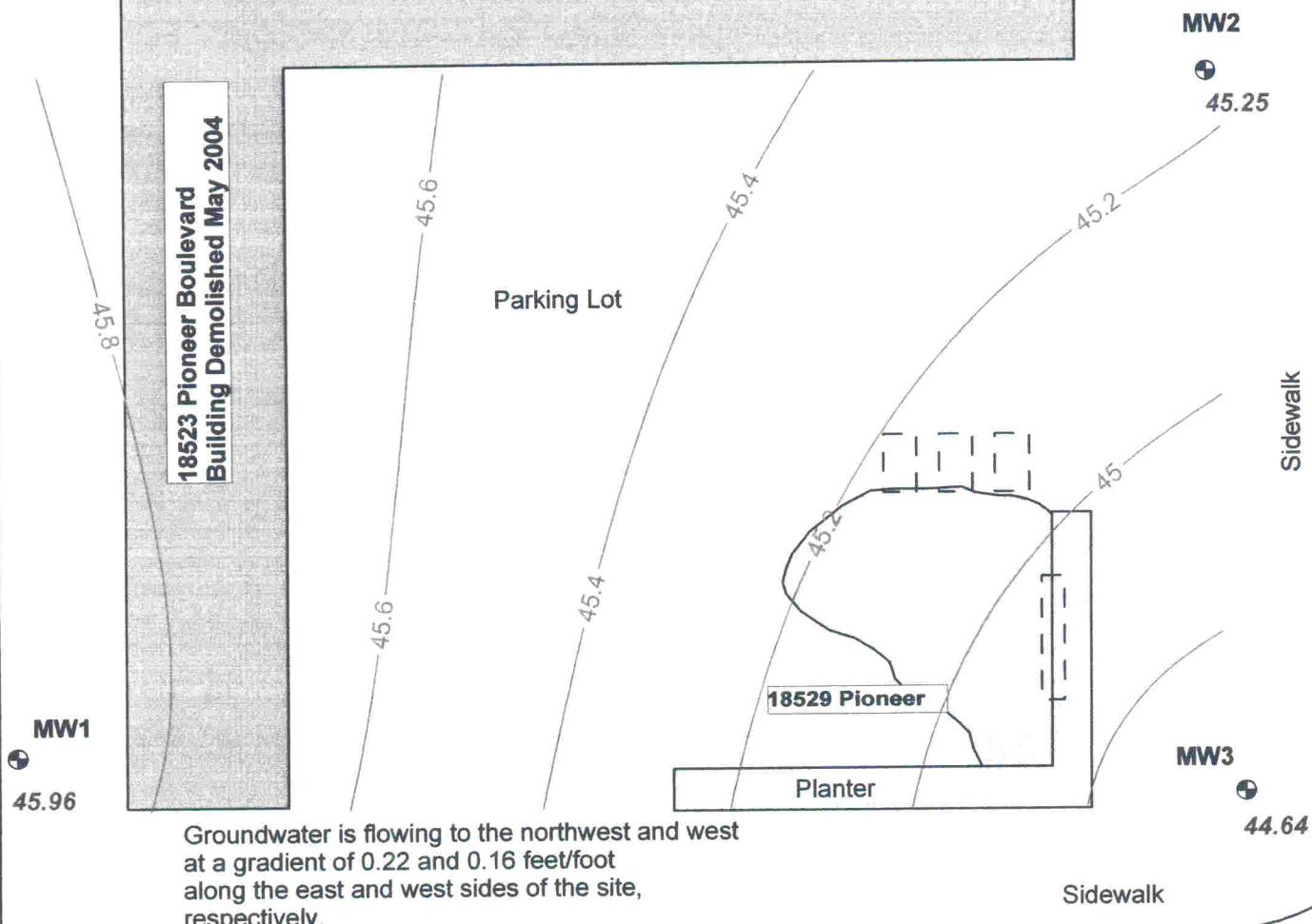
Water Quality: 1-500 ml
Poly

Slight H₂S odor
grey tint

ATTACHMENT C

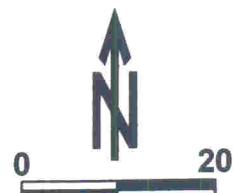
**18521 Pioneer Boulevard
Building Demolished May 2004**

**18523 Pioneer Boulevard
Building Demolished May 2004**



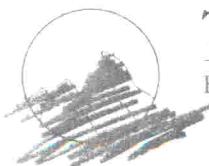
SYMBOLS

- MW1 Monitoring Well Location
- — — Approx. Location of Former USTs and Dispenser Island
- 42.79 Groundwater elevation in feet relative to mean sea level
- 42.79 Groundwater contour in feet relative to mean sea level
- Former Planter
- Excavation area
- ← Direction of groundwater flow



**GROUNDWATER CONDITIONS
MARCH 2005**

**FORMER GASOLINE SERVICE STATION
(NWC of Pioneer and 186th Street at the Sidewalk)
18529 PIONEER BOULEVARD, ARTESIA, CA 90701**



TARGHEE, INC.

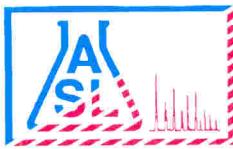
ENVIRONMENTAL CONSULTING

110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426
(562) 435-8080 FAX (562) 590-8795

ATTACHMENT C

APRIL 18, 2005

ATTACHMENT D



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Telephone (562) 435-8080
Attn Charles Lindeman

Number of Pages 15

Date Received 03/09/2005

Date Reported 03/21/2005

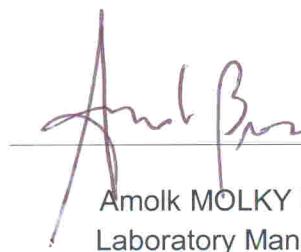
Job Number	Ordered	Client
24944	03/09/2005	TARGHE

Project ID: 18529 PIONEER

Project Name:

Site: Artesia, CA

Enclosed are the results of analyses on 3 samples analyzed as specified on attached chain of custody.



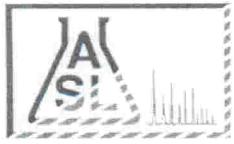
Amolk MOLKY Brar
Laboratory Manager



Rojert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

- 1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
- 2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080

Attn: Charles Lindeman

Page: 3

3

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

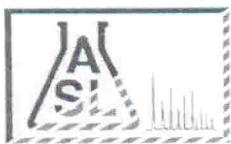
Method: 300, Sulfate by Ion Chromatography

Batch No:

Our Lab I.D.		145357	145358	145359	
Sample ID		MW-1	MW-2	MW-3	
Date Sampled		03/09/2005	03/09/2005	03/09/2005	
Date Extracted		03/11/2005	03/11/2005	03/11/2005	
Preparation Method					
Date Analyzed		03/11/2005	03/11/2005	03/11/2005	
Matrix		Water	Water	Water	
Units		mg/L	mg/L	mg/L	
Detection Limit Multiplier		1	1	1	
Analytes	PQL	Results	Results	Results	
Conventional					
Sulfate	1.00	551	361	336	

QUALITY CONTROL REPORT

Batch No:



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080

Attn: Charles Lindeman

Page: 4

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 360.1, Oxygen,Dissolved

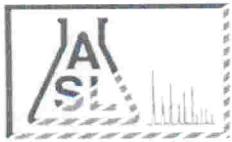
Batch No.:

Our Lab I.D.		145357	145358	145359		
Sample ID		MW-1	MW-2	MW-3		
Date Sampled		03/09/2005	03/09/2005	03/09/2005		
Date Extracted		03/10/2005	03/10/2005	03/10/2005		
Preparation Method						
Date Analyzed		03/10/2005	03/10/2005	03/10/2005		
Matrix		Water	Water	Water		
Units		ppm	ppm	ppm		
Detection Limit Multiplier		1	1	1		
Analytes	PQL	Results	Results	Results		
Conventional						
Oxygen,Dissolved	0.10	1.53	1.45	1.52		

QUALITY CONTROL REPORT

Batch No.:

Analytes	SM Result	SM DUP Result	RPD %	SM RPD % Limit							
Conventional											
Oxygen,Dissolved	1.53	1.55	1.3	20							



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

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ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080
Attn: Charles Lindeman

Page: 5
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, TPH as Gas

Batch No: 031105-2A

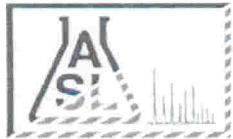
Our Lab I.D.		145357					
Sample ID		MW-1					
Date Sampled		03/09/2005					
Date Extracted		03/12/2005					
Preparation Method							
Date Analyzed		03/12/2005					
Matrix		Water					
Units		ug/L					
Detection Limit Multiplier		1					
Analytes	PQL	Results					
TPH as Gasoline (C4-C12)	50	ND					

Our Lab I.D.		145357					
Surrogates	Con. Limit	% Rec.					
Surrogate Percent Recovery							
Bromofluorobenzene	70-120	98					
Dibromofluoromethane	70-120	99					
Toluene-d8	70-120	96					

QUALITY CONTROL REPORT

Batch No: 031105-2A

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit						
Benzene	104	95	9.0	75-120	15						
Chlorobenzene	87	85	2.3	75-120	15						
1,1-Dichloroethene (1,1-Dichloroethylene)	76	76	<1	75-120	15						
Toluene (Methyl benzene)	112	102	9.3	75-120	15						
Trichloroethene (TCE)	88	88	<1	75-120	15						



AMERICAN SCIENTIFIC LABORATORIES, LLC
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ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080

Attn: Charles Lindeman

Page: 6

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, TPH as Gas

Batch No: 031505-1B

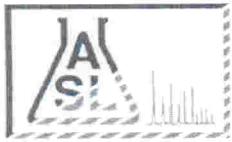
Our Lab I.D.		145358	145359			
Sample ID		MW-2	MW-3			
Date Sampled		03/09/2005	03/09/2005			
Date Extracted		03/15/2005	03/15/2005			
Preparation Method						
Date Analyzed		03/15/2005	03/15/2005			
Matrix		Water	Water			
Units		ug/L	ug/L			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
TPH as Gasoline (C4-C12)	50	ND	ND			

Our Lab I.D.		145358	145359			
Surrogates	Con. Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	120	117			
Dibromofluoromethane	70-120	77	92			
Toluene-d8	70-120	70	93			

QUALITY CONTROL REPORT

Batch No: 031505-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	90	89	1.1	75-120	15					
Chlorobenzene	108	111	2.7	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	112	120	6.9	75-120	15					
Toluene (Methyl benzene)	90	89	1.1	75-120	15					
Trichloroethene (TCE)	108	112	3.6	75-120	15					



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080

Attn: Charles Lindeman

Page: 7

Project ID: 18529 PIONEER

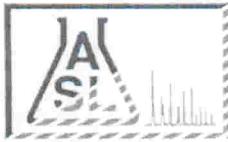
Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 031105-2A

Our Lab I.D.		145357			
Sample ID		MW-1			
Date Sampled		03/09/2005			
Date Extracted		03/12/2005			
Preparation Method					
Date Analyzed		03/12/2005			
Matrix		Water			
Units		ug/L			
Detection Limit Multiplier		1			
Analytes	PQL	Results			
Acetone	5.00	ND			
Benzene	1.000	ND			
Bromobenzene (Phenyl bromide)	1.000	ND			
Bromochloromethane (Chlorobromomethane)	1.000	ND			
Bromodichloromethane (Dichlorobromomethane)	1.000	ND			
Bromoform (Tribromomethane)	5.000	ND			
Bromomethane (Methyl bromide)	3.000	ND			
2-Butanone (MEK, Methyl ethyl ketone)	5.00	ND			
n-Butylbenzene	1.000	ND			
sec-Butylbenzene	1.000	ND			
tert-Butylbenzene	1.000	ND			
Carbon disulfide	1.000	ND			
Carbon tetrachloride (Tetrachloromethane)	1.000	ND			
Chlorobenzene	1.000	ND			
Chloroethane	3.000	ND			
2-Chloroethyl vinyl ether	5.000	ND			
Chloroform (Trichloromethane)	1.000	ND			
Chloromethane (Methyl chloride)	3.000	ND			
4-Chlorotoluene (p-Chlorotoluene)	1.000	ND			
2-Chlorotoluene (o-Chlorotoluene)	1.000	ND			
DIPE	2.000	ND			
1,2-Dibromo-3-chloropropane (DBCP)	5.000	ND			
Dibromochloromethane	1.000	ND			
1,2-Dibromoethane (EDB, Ethylene dibromide)	1.000	ND			
Dibromomethane	1.000	ND			
1,2-Dichlorobenzene (o-Dichlorobenzene)	1.000	ND			



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ANALYTICAL RESULTS

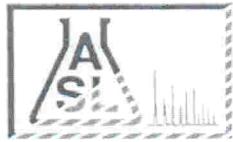
Page: 8
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 031105-2A

Our Lab I.D.	PQL	Results
		145357
Sample ID		MW-1
Date Sampled		03/09/2005
Analytes	PQL	Results
1,3-Dichlorobenzene (m-Dichlorobenzene)	1.000	ND
1,4-Dichlorobenzene (p-Dichlorobenzene)	1.000	ND
Dichlorodifluoromethane	3.000	ND
1,1-Dichloroethane	1.000	ND
1,2-Dichloroethane	1.000	ND
1,1-Dichloroethylene (1,1-Dichloroethylene)	1.000	2.6
cis-1,2-Dichloroethene	1.000	ND
trans-1,2-Dichloroethene	1.000	ND
1,2-Dichloropropane	1.000	ND
1,3-Dichloropropane	1.000	ND
2,2-Dichloropropane	1.000	ND
1,1-Dichloropropene	1.000	ND
trans-1,3-Dichloropropene	1.000	ND
cis-1,3-Dichloropropene	1.000	ND
ETBE	2.000	ND
Ethylbenzene	1.000	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	3.000	ND
2-Hexanone	5.000	ND
Isopropylbenzene	1.000	ND
p-Isopropyltoluene (4-Isopropyltoluene)	1.000	ND
MTBE	2.000	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	5.00	ND
Methylene chloride (Dichloromethane, DCM)	1.00	ND
Naphthalene	1.000	ND
n-Propylbenzene	1.000	ND
TAME	2.000	ND
Styrene	1.000	ND
TBA	10.00	ND
1,1,1,2-Tetrachloroethane	1.000	ND
1,1,2,2-Tetrachloroethane	1.000	ND
Tetrachloroethylene (Tetrachloroethylene)	1.000	ND
Toluene (Methyl benzene)	1.000	ND
1,2,3-Trichlorobenzene	1.000	ND
1,2,4-Trichlorobenzene	1.000	ND
1,1,1-Trichloroethane	1.000	ND
1,1,2-Trichloroethane	1.000	ND
Trichloroethylene (TCE)	1.000	ND
Trichlorofluoromethane	1.000	ND
1,2,3-Trichloropropane	1.000	ND
1,2,4-Trimethylbenzene	1.000	ND
1,3,5-Trimethylbenzene	1.000	ND



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ANALYTICAL RESULTS

Page: 9
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 031105-2A

Our Lab I.D.		145357					
Sample ID		MW-1					
Date Sampled		03/09/2005					
Analytes	PQL	Results					
Vinyl acetate	5.00	ND					
Vinyl chloride (Chloroethene)	3.000	ND					
o-Xylene	1.000	ND					
m- & p-Xylenes	2.000	ND					

Our Lab I.D.		145357					
Surrogates	Con.Limit	% Rec.					
Surrogate Percent Recovery							
Bromofluorobenzene	70-120	98					
Dibromofluoromethane	70-120	99					
Toluene-d8	70-120	96					

QUALITY CONTROL REPORT

Batch No: 031105-2A

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit						
Benzene	104	95	9.0	75-120	15						
Chlorobenzene	87	85	2.3	75-120	15						
1,1-Dichloroethene (1,1-Dichloroethylene)	76	76	<1	75-120	15						
MTBE	94	84	11.2	75-120	15						
Toluene (Methyl benzene)	112	102	9.3	75-120	15						
Trichloroethene (TCE)	88	88	<1	75-120	15						



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ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080

Attn: Charles Lindeman

Page: 10

Project ID: 18529 PIONEER

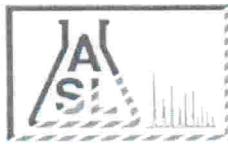
Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 031505-1B

Our Lab I.D.		145358	145359
Sample ID		MW-2	MW-3
Date Sampled		03/09/2005	03/09/2005
Date Extracted		03/15/2005	03/15/2005
Preparation Method			
Date Analyzed		03/15/2005	03/15/2005
Matrix		Water	Water
Units		ug/L	ug/L
Detection Limit Multiplier		1	1
Analytes	PQL	Results	Results
Acetone	5.00	ND	ND
Benzene	1.000	ND	ND
Bromobenzene (Phenyl bromide)	1.000	ND	ND
Bromochloromethane (Chlorobromomethane)	1.000	ND	ND
Bromodichloromethane (Dichlorobromomethane)	1.000	ND	ND
Bromoform (Tribromomethane)	5.000	ND	ND
Bromomethane (Methyl bromide)	3.000	ND	ND
2-Butanone (MEK, Methyl ethyl ketone)	5.00	ND	ND
n-Butylbenzene	1.000	ND	ND
sec-Butylbenzene	1.000	ND	ND
tert-Butylbenzene	1.000	ND	ND
Carbon disulfide	1.000	ND	ND
Carbon tetrachloride (Tetrachloromethane)	1.000	ND	ND
Chlorobenzene	1.000	ND	ND
Chloroethane	3.000	ND	ND
2-Chloroethyl vinyl ether	5.000	ND	ND
Chloroform (Trichloromethane)	1.000	ND	ND
Chloromethane (Methyl chloride)	3.000	ND	ND
4-Chlorotoluene (p-Chlorotoluene)	1.000	ND	ND
2-Chlorotoluene (o-Chlorotoluene)	1.000	ND	ND
DIPE	2.000	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	5.000	ND	ND
Dibromochloromethane	1.000	ND	ND
1,2-Dibromoethane (EDB, Ethylene dibromide)	1.000	ND	ND
Dibromomethane	1.000	ND	ND
1,2-Dichlorobenzene (o-Dichlorobenzene)	1.000	ND	ND



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Environmental Testing Services

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ANALYTICAL RESULTS

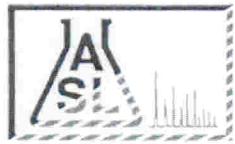
Page: 11
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 031505-1B

Our Lab I.D.	PQL	Results	Results
1,3-Dichlorobenzene (m-Dichlorobenzene)	1.000	ND	ND
1,4-Dichlorobenzene (p-Dichlorobenzene)	1.000	ND	ND
Dichlorodifluoromethane	3.000	ND	ND
1,1-Dichloroethane	1.000	ND	ND
1,2-Dichloroethane	1.000	ND	ND
1,1-Dichloroethylene (1,1-Dichloroethylene)	1.000	ND	ND
cis-1,2-Dichloroethene	1.000	ND	ND
trans-1,2-Dichloroethene	1.000	ND	ND
1,2-Dichloropropane	1.000	ND	ND
1,3-Dichloropropane	1.000	ND	ND
2,2-Dichloropropane	1.000	ND	ND
1,1-Dichloropropene	1.000	ND	ND
trans-1,3-Dichloropropene	1.000	ND	ND
cis-1,3-Dichloropropene	1.000	ND	ND
ETBE	2.000	ND	ND
Ethylbenzene	1.000	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	3.000	ND	ND
2-Hexanone	5.000	ND	ND
Isopropylbenzene	1.000	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	1.000	ND	ND
MTBE	2.000	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	5.00	ND	ND
Methylene chloride (Dichloromethane, DCM)	1.00	ND	ND
Naphthalene	1.000	ND	ND
n-Propylbenzene	1.000	ND	ND
TAME	2.000	ND	ND
Styrene	1.000	ND	ND
TBA	10.00	ND	ND
1,1,1,2-Tetrachloroethane	1.000	ND	ND
1,1,2,2-Tetrachloroethane	1.000	ND	ND
Tetrachloroethene (Tetrachloroethylene)	1.000	ND	ND
Toluene (Methyl benzene)	1.000	ND	ND
1,2,3-Trichlorobenzene	1.000	ND	ND
1,2,4-Trichlorobenzene	1.000	ND	ND
1,1,1-Trichloroethane	1.000	ND	ND
1,1,2-Trichloroethane	1.000	ND	ND
Trichloroethene (TCE)	1.000	ND	ND
Trichlorofluoromethane	1.000	ND	ND
1,2,3-Trichloropropane	1.000	ND	ND
1,2,4-Trimethylbenzene	1.000	ND	ND
1,3,5-Trimethylbenzene	1.000	ND	ND



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Environmental Testing Services

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ANALYTICAL RESULTS

Page: 12
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 031505-1B

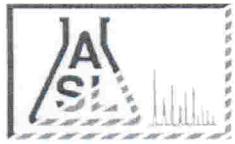
Our Lab I.D.		145358	145359			
Sample ID		MW-2	MW-3			
Date Sampled		03/09/2005	03/09/2005			
Analytes	PQL	Results	Results			
Vinyl acetate	5.00	ND	ND			
Vinyl chloride (Chloroethene)	3.000	ND	ND			
o-Xylene	1.000	ND	ND			
m- & p-Xylenes	2.000	ND	ND			

Our Lab I.D.		145358	145359			
Surrogates	Con. Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	120	117			
Dibromofluoromethane	70-120	77	92			
Toluene-d8	70-120	70	93			

QUALITY CONTROL REPORT

Batch No: 031505-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit						
Benzene	90	89	1.1	75-120	15						
Chlorobenzene	108	111	2.7	75-120	15						
1,1-Dichloroethene (1,1-Dichloroethylene)	112	120	6.9	75-120	15						
MTBE	102	106	3.8	75-120	15						
Toluene (Methyl benzene)	90	89	1.1	75-120	15						
Trichloroethene (TCE)	108	112	3.6	75-120	15						



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Environmental Testing Services

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ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080

Attn: Charles Lindeman

Page: 13

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: RSKSOP-175, Dissolved Gases

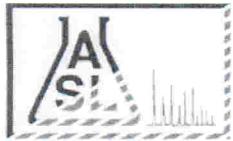
Batch No:

Our Lab I.D.		145357	145358	145359	
Sample ID		MW-1	MW-2	MW-3	
Date Sampled		03/09/2005	03/09/2005	03/09/2005	
Date Extracted		03/11/2005	03/11/2005	03/11/2005	
Preparation Method					
Date Analyzed		03/11/2005	03/11/2005	03/11/2005	
Matrix		Water	Water	Water	
Units		ug/L	ug/L	ug/L	
Detection Limit Multiplier		1	1	1	
Analytes	PQL	Results	Results	Results	
Carbon Dioxide	20	24,000	15,700	15700	
Methane	1	ND	ND	ND	

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit				
Carbon Dioxide	112	112	<1	70-130	<30				
Methane	99	99	<1	70-130	<30				



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ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

Artesia, CA

Telephone: (562)435-8080

Attn: Charles Lindeman

Page: 15

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24944	03/09/2005	TARGHE

Method: SM3500-FE-D, Ferrous Iron (Phenanthroline Method)

Batch No:

Our Lab I.D.		145357	145358	145359		
Sample ID		MW-1	MW-2	MW-3		
Date Sampled		03/09/2005	03/09/2005	03/09/2005		
Date Extracted		03/11/2005	03/11/2005	03/11/2005		
Preparation Method						
Date Analyzed		03/11/2005	03/11/2005	03/11/2005		
Matrix		Water	Water	Water		
Units		mg/L	mg/L	mg/L		
Detection Limit Multiplier		1	1	1		
Analytes	PQL	Results	Results	Results		
Conventionals						
Ferrous Iron	0.10	ND	ND	ND		

QUALITY CONTROL REPORT

Batch No:

Analytes	SM Result	SM DUP Result	RPD %	SM RPD % Limit							
Conventionals											
Ferrous Iron	ND	ND	<1	<20							

ATTACHMENT E

**18521 Pioneer Boulevard
Building Demolished May 2004**

MW2
⊕
ND

**18523 Pioneer Boulevard
Building Demolished May 2004**

MW1
⊕
ND

Parking Lot

18529 Pioneer

Planter

MW3
⊕
ND

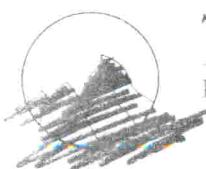
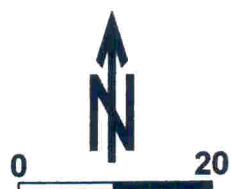
Sidewalk

SYMBOLS

186th Street

MW1 Monitoring Well Location
— — — Approx. Location of Former
 USTs and Dispenser Island
ND Gasoline concentration in ug/L,
 ND refers to none detected.

Former Planter
 Excavation area

**TARGHEE, INC.**

ENVIRONMENTAL CONSULTING

110 Pine Avenue, Suite 925
 Long Beach, CA 90802-4426
 (562) 435-8080 FAX (562) 590-8795

GASOLINE CONCENTRATIONS

**FORMER GASOLINE SERVICE STATION
 (NWC of Pioneer and 186th Street at the Sidewalk)
 18529 PIONEER BOULEVARD, ARTESIA, CA 90701**

ATTACHMENT E-1**APRIL 18, 2005**

**18521 Pioneer Boulevard
Building Demolished May 2004**

**18523 Pioneer Boulevard
Building Demolished May 2004**

MW1
●
ND

Parking Lot

18529 Pioneer

Planter

MW2
●
ND

Sidewalk

MW3
●
ND

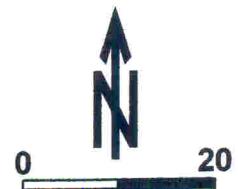
Sidewalk

SYMBOLS

186th Street

- MW1** Monitoring Well Location
- - -** Approx. Location of Former USTs and Dispenser Island
- ND** Benzene concentration in ug/L,
ND refers to none detected.

- Former Planter
- Excavation area



TARGHEE, INC.
ENVIRONMENTAL CONSULTING
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426
(562) 435-8080 FAX (562) 590-8795

BENZENE CONCENTRATIONS

**FORMER GASOLINE SERVICE STATION
(NWC of Pioneer and 186th Street at the Sidewalk)
18529 PIONEER BOULEVARD, ARTESIA, CA 90701**

ATTACHMENT E-2

APRIL 18, 2005